

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 411/2 Eastern Place, Hawthorn East, VIC 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$120,000

&

\$130,000

Median sale price

Median price

\$650,000

Property Type

Unit

Suburb

Hawthorn East (3123)

Period - From

01/12/2024

to

30/11/2025

Source

Cotality

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
417/2 EASTERN PLACE, HAWTHORN EAST VIC 3123	\$120,000	03/12/2025
311/2 EASTERN PLACE, HAWTHORN EAST VIC 3123	\$120,500	17/11/2025
119/1 GLENFERRIE PLACE, HAWTHORN VIC 3122	\$140,000	30/06/2025

This Statement of Information was prepared on: 22/12/2025